

Planning Statement for residential extension

West Wind
Portsmouth Road
Ripley
Surrey GU23 6EW

Client Mr Peter Alexander



Site Information

Consultant	Helen Morris-Ruffle. Town Planning Expert
Client	Mr Peter Alexander
Site Address	West Wind, Portsmouth Road, Ripley, GU23 6EW
LA	Guildford City Council
Description of Development	Residential
Pathway (PD/Application/Appeal)	Householder Planning Application

Constraints Review

Flood Risk Zone	Flood Zone 1
Contaminated Land	None known
Tree Preservation Order	None known
Heritage Assets	Yes
Noise Abatement Areas	None known
Explosive Hazard Areas	Unknown
Area of Outstanding Natural Beauty	Yes
Special Protection Area	No
Site of Special Scientific Interest	No
RAMSAR Convention Site	No
Site of Importance to Nature Conservation	No
Article 4(2) Directions	No

Green Belt

Yes

Local Policy Requirements

Local Plan/Core Strategy

- Guildford Borough Local Plan: Strategy and Sites (Adopted April 2019) (GBLP 2019)
- Guildford Borough Local Plan 2003 (Saved Policies) (GBLP 2013)

Effective Policies in Development Control

Guildford Borough Local Plan: Strategy and Sites 2019

POLICY S1: Presumption in favour of sustainable development
POLICY H1: Homes for all
POLICY P2 Green Belt

POLICY P5: Thames Basin Heaths Special Protection Area
POLICY D1: Place shaping
POLICY D2: Climate Change, sustainable design, construction and Energy

Guildford Borough Local Plan 2003 Saved Policy
Policy G1(3) PROTECTION OF AMENITIES
ENJOYED BY OCCUPANTS OF BUILDINGS

Policy G5 DESIGN CODE

SPDs and Neighbourhood Plan
Lovelace NP
Residential Extensions and Alterations Guide 2018.

Planning History

Proposed part single-storey, part two-storey rear/side extension, including raising of the ridge ... 

West Winds, Portsmouth Road, Ripley, Woking, GU23 6EW

Ref. No: 20/P/01241 | Received: Fri 24 Jul 2020 | Validated: Fri 24 Jul 2020 |

Status: Awaiting decision

Certificate of lawfulness for a proposed development to establish whether the erection of a singl...

West Winds, Portsmouth Road, Ripley, Woking, GU23 6EW

Ref. No: 20/P/00848 | Received: Fri 22 May 2020 | Validated: Tue 26 May

2020 | Status: Decided

Prior notification for a single storey 8 metre rear extension, 3 metres in height with an eaves h...

West Winds, Portsmouth Road, Ripley, Woking, GU23 6EW

Ref. No: 20/W/00071 | Received: Fri 22 May 2020 | Validated: Fri 22 May

2020 | Status: Decided

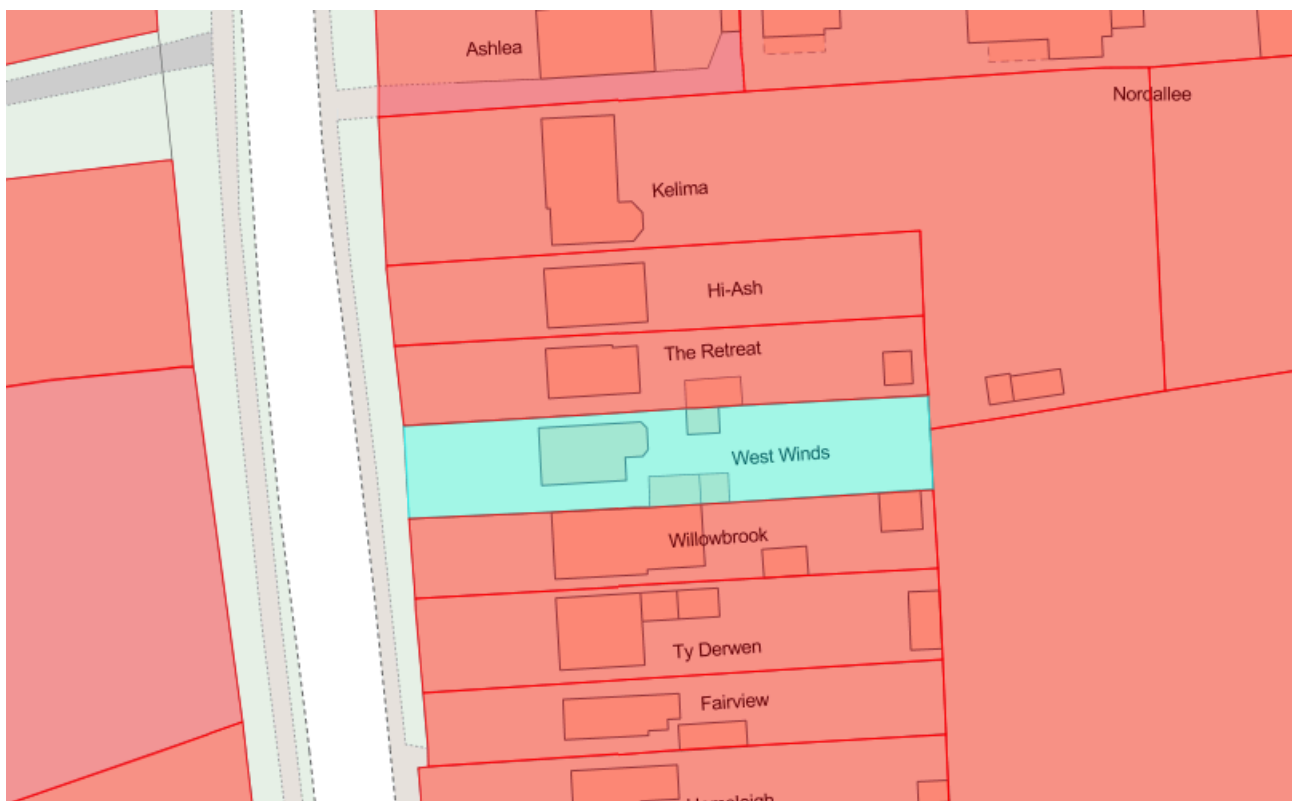
Report Date

October 2020.

1. Introduction

1.1. This statement provides policy support for the residential extension and demolition of Outbuilds to West Winds, Portsmouth Road, Ripley GU23 6EW, following the positive pre application response submitted 4/12/2020 and responded to on 25/1/2021.

1.2. West Winds comprises of a 2 bed detached chalet style bungalow on a large plot of land surrounded by a range of large properties with no overall local vernacular as the majority have been extended substantially.



Google Map extract

The development proposed

1.3. The site lies within the Green Belt

1.4 The proposal subject of the pre application varies from the refused scheme by virtue of:

- first floor has been reduced in depth by 3.5 metres
- first floor forward projecting gabled element has been removed
- floor area (at first floor level) has been reduced by 24sqm
- overall roof height lowered by 0.9m
- floor area (at ground floor level) has been reduced by 14sqm
- corner part of the single storey rear extension (i.e. that part of the extension which cannot be built out as part of the approved prior notification (20/W/00071) or certificate of lawfulness (20/P/00848) has been removed.

1.5 Following the significant reductions made to the buildings floor area uplift, size and bulk from the refused 20/P/01241 application, it is my opinion that this revised scheme would result in comparable harm to the Green Belt, to what could be achieved under permitted development. As such, it is my view that the harm to the Green Belt by reason of inappropriateness is outweighed by these considerations. Pre application response extract.

1.6 The resulting size would not be out of keeping with the other house on the street or its immediate neighbours. The proposal seeks to vastly improve upon the existing condition and provide a high quality and attractive construction which responds to and enhances the appearance of the area. It is the intent of the design that the materiality and proportions of the facade are sympathetic to the surrounding architecture and its existing material palette.

1.7 We consider that the proposal both preserves and enhances its setting by reason of its quality design, modest size, subservient approach and the proposed materials of construction.

1.8 The proposal seeks to add space to accommodate a growing family and in doing this will require rooms which are both functional and adequate in size.

2. Local Development Framework

2.1 The National Planning Policy Framework (NPPF) became the primary national planning policy guidance on 27 March 2012. It replaced the previous PPS/PPG system of guidance documents and deleted a significant proportion of planning policy including the Regional Spatial Strategies (RSS). The NPPF was revised in 2018 and updated in February 2019 and those changes are reflected within this document.

Sustainable Development

2.2 Paragraph 7 of the NPPF sets out the Government's overriding objectives of securing sustainable development. Para 8 of the NPPF identifies the roles of the planning system in achieving sustainable development:

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right

time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy

2.3. Para 11 goes on to provide further emphasis on the focus towards sustainable development stating:

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶ ; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶ ; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

2.4 NPPF Policy 11. Making effective use of land states:

117. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land ⁴⁴ (44 Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity).

44 Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity.

45 As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings, supported by the use of compulsory purchase powers where appropriate.

118. Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

2.5 NPPF Policy 12. Achieving well-designed places states:

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.6 NPPF Policy 13. Protecting Green Belt land states:

133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

134. Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

135. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. Any proposals for new Green Belts should be set out in strategic policies, which should:

- a) demonstrate why normal planning and development management policies would not be adequate;
- b) set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
- c) show what the consequences of the proposal would be for sustainable development;
- d) demonstrate the necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and
- e) show how the Green Belt would meet the other objectives of the Framework.

136. Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.

140. If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.

2.7 Proposals affecting the Green Belt

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and

allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

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g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

146. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

a) mineral extraction;

b) engineering operations;

c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;

d) the re-use of buildings provided that the buildings are of permanent and substantial construction;

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and

f) development brought forward under a Community Right to Build Order or Neighbourhood Development Order.

147. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

3.0 Guildford Borough Local Plan 2015 – 2034

(Policies are in precis form where appropriate).

3.1 Policy S1: Presumption in favour of sustainable development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions that mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

(2) Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in adopted neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

3.2 Policy H1 Homes for all

All new residential development must conform to the nationally described space standards as set out by the Ministry of Housing, Communities and Local Government (MHCLG).

3.3 Policy P2 Green Belt

1) The Metropolitan Green Belt, as designated on the Policies Map, will continue to be protected against inappropriate development in accordance with the NPPF. Inappropriate development will not be permitted unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations.

Extensions or alterations

(a) The “original building” shall mean either:

- i. the building as it existed on 1 July 1948; or
- ii. if no building existed on 1 July 1948, then the first building as it was originally built after this date

3.4 Policy P5 Thames Basin Heaths Special Protection Area

(1) Permission will only be granted for development proposals where it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), whether alone or in combination with other development. Where one or more adverse effects on the integrity of the SPA will arise, measures to avoid and mitigate these effects must be delivered and secured in perpetuity. These measures are unlikely to be acceptable unless agreed with Natural England in accordance with South East Plan policy NRM6.

3.5 Policy D1 Place Shaping

1. All new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set. Essential elements of place making include creating economically and socially successful new places with a clear identity that promote healthy living; they should be easy to navigate, provide natural security through layout and design with attractive, well enclosed,

and overlooked streets, roads and spaces with clear thought given to the interrelationship of land use to external space.

(3) New development shall be of a high quality and inclusive design, as per the Design Guide Supplementary Planning Document (SPD), and all new development will be required to address the following;

Distinct local character

(4) All new development will be designed to reflect the distinct local character of the area and will respond and reinforce locally distinct patterns of development, including landscape setting. Proposals will take account of local design guidance contained within conservation area appraisals, DPD's, neighbourhood plans and SPDs.

3.6 Policy D2: Climate Change, Sustainable design, construction and energy.

Sustainable design and construction

(1) Proposals for zero carbon development are strongly supported. Applications for development, including refurbishment, conversion and extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable):

(a) the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates

(b) waste minimisation and reusing material derived from excavation and demolition

(c) the use of landform, layout, building orientation, massing and landscaping to reduce energy consumption

(d) water efficiency that meets the highest national standard and

(e) measures that enable sustainable lifestyles for the occupants of the buildings, including electric car charging points.

Guildford Local Plan 2003, Saved Policies

3.7 Policy G1(3) Protection of amenities enjoyed by occupants of buildings states:

The amenities enjoyed by occupants of buildings are protected from unneighbourly development in terms of privacy, access to sunlight and daylight, noise, vibration, pollution, dust and smell.

3.8 Policy G5 Design Code states:

Development proposals which do not comply with the following design requirements will not be permitted

Sites in the Borough are designated as notifiable installations by virtue of the quantities of hazardous substance present. Whilst they are subject to stringent controls under existing health and safety legislation it is prudent to control the kinds of development permitted in the vicinity of these installations. Appendix 5 lists the notifiable installation present in the Borough and the consultation distances. In considering applications within the consultation distances the Council will consult the Health and Safety Executive about risks to the proposed development from the notifiable installation.

Design Code

4.33 The Council gives a high priority to the protection and enhancement of the built environment. Each development proposal will be assessed in the light of the Design Code and those which conflict with the code will be rejected. Applicants should be able to demonstrate how they have taken account of good design in their development proposals. In considering applications, the Council will also have regard to the adopted Surrey Design Guide.

4.35 The scale and height of new development is extremely important. New buildings should respect the scale and proportions of the existing built forms for their location. Some

buildings in the Town Centre are too big for the area and they should not be seen as a precedent for allowing similar bulk of building on redevelopment or other sites.

4.36 Wherever new development is proposed it is essential that any existing spaces, which contribute to the character of an area, are respected and that any new spaces which are created have an attractive and identifiable character. The dimensions and proportions of a square or courtyard will determine the appropriate height and scale of the buildings around it. Glimpses of buildings and the surprise achieved by the enclosure of the space and unexpected vistas or views of important buildings will encourage the enjoyment of and delight in the built environment

4.37 It is important that high priority is given to the provision of visual interest at street level. This will ensure that the building is attractive to the pedestrian and those who use it. Details such as ground floor windows and doors, decoration, high quality materials, boundary treatments, and the use of art, can be used to give a building identity and character. Blank frontages should be avoided.

Lovelace Neighbourhood Plan 2019-2034

4.38 Policy LNPH3: Housing Design and Density.

Development proposals will be supported providing they are well designed, enhance the special qualities of each location and are sympathetic to local character and history, where:

- a) They follow the guidelines within the most recently adopted design guidance from Surrey County Council, GBC emerging Local Plan 2018 Policy D1, where appropriate, and the GBC Residential Extensions and Alterations SPD (2018) or any subsequent updates.
- b) Developments in the Lovelace conservation areas follow the Lovelace Design Standard and are in keeping with relevant Lovelace Conservation Area Appraisal guidelines.

- c) Overdevelopment of small and medium sized properties is discouraged, i.e. 50% increase in extension size.
- d) The design uses high-quality local and complimentary materials in keeping with the character of the surrounding area, whilst acknowledging the potential for innovation.
- e) Residential developments will have a maximum of three storeys above ground level in keeping with the height and character of the surrounding area.
- f) Window design should harmonise with nearby window shapes.
- g) The building line and boundary treatment will complement those of existing properties within the settlement and conservation areas.

4.39 Policy LNP14 Parking

Parking facilities and parking management is required to avoid further pressure on-street parking, which is currently either overstretched or dangerous. All developments must ensure that parking facilities are directed away from the TBHSPA to avoid adverse impacts including pollution, noise and other disturbances.

All developments are to provide parking to the following standards: Residential Parking

- a) All developments must provide sufficient provision for off-street parking within their own boundaries and, as a minimum, comply with the adopted standards.
- b) Parking bays on-plot must be a minimum of 6m x 2.6m, or 7m x 2.6m if parallel parked, and garages should have a minimum internal size of 7m x 3m to facilitate inclusive mobility for all residents.
- c) Proposals to increase the number of bedrooms in a property must include a commensurate increase in the number of off-street car parking Spaces.
- d) Minimum parking standards required are:

iv. 3 bedroom or larger dwelling: 3 car Spaces

5.0 The proposal

5.1 The proposal seeds a single storey rear/side extension, first floor side extension, including raising the ridge to accommodate a new roof, 6 roof lights, a raised front terrace following the demolition of existing outbuildings (garage and conservatory).

Please see attached plans:

Location plan 001

Block plan 002

Proposed elevations 17243 E 025

Proposed First floor Plan 17243 P 021

Proposed Ground Floor Plan 17243 P 020

Proposed Elevations 17243 E 024

Proposed Roof Plan 17243 023

Conclusion

6.0 It is considered that this submission as sufficient address the reasons for the previous refusal and is now considered satisfactory. The planning officer duly stated the following:

Impact of the development on the character of the area

- *The properties along this stretch of the Portsmouth Road comprise two-storey detached dwellings and bungalows/chalet style bungalows of differing designs with a wide variety of external finishes. The existing dwelling is a detached chalet style bungalow with habitable accommodation inside its roof space.*
- *This application seeks permission to extend the existing single storey building to create an additional storey of accommodation at full two storey height, and build single storey extensions to the rear and side. Due to its size, traditional hipped roof design and appearance, it is my opinion that the proposal would be in keeping with the existing dwellings in the street.*

- *Full clarification of the proposed external materials have been provided. These are; white painted render, facing brick to match the existing, timber panelling to the existing ground floor bay window and matching clay tiles. Given that there is a mixed palette of materials in the surrounding area, it is my view that these materials are acceptable.*

Impact on neighbour amenity

- *As per the previously refused scheme, the proposal includes a large first floor window on its side (northern) elevation facing the neighbour 'The Retreat', serving a stairwell. It is noted that this would face directly towards the neighbours first floor landing window. Given that this window is annotated on the plans as obscurely glazed, it is my opinion that this would be acceptable.*
- *the submitted roof plan shows a total of four rooflights (one on each roofslope) however, these are not shown on the proposed elevations. In the event that an application is submitted you would need to ensure the elevations/roof plan accord with each other.*

Next steps

Submit a householder planning application

We look forward to a positive application response.

Helen Morris-Ruffle ma mrtpi
January 2021.